

JOHN F. MEISSNER, JR.
ATTORNEY AND COUNSELOR AT LAW
9040 WEST OGDEN AVENUE
BROOKFIELD, ILLINOIS 60513

June 16, 1970

Mr. & Mrs. Joseph I. Fieg,
4241 Claussen Ave.,
Western Springs, Ill. 60558

In Re: Your Real Estate Transactions

Dear Joseph & Nell:

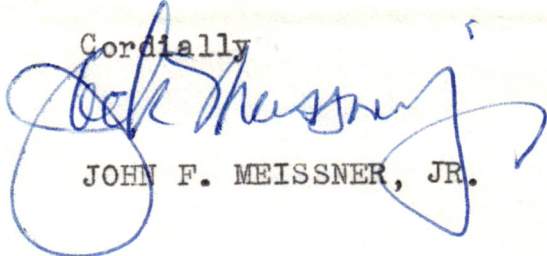
Herewith for your safekeeping in your safety deposit box the following valuable documents in connection with your purchase of the 4241 Claussen Avenue, Western Springs, Ill., residence, from Mrs. Minnie C. Erbs:

- (1) Chicago Title & Trust Co. Owner's Title Insurance Policy 59-44-750 dated May 27, 1970, insuring title of Joseph I. Fieg and Nell M. Fieg, his wife, in joint tenancy in the amount of \$28,000.00.
- (2) Warranty Deed of Minnie C. Erbs, a widow, to Joseph I. Fieg and Nell M. Fieg, his wife, in joint tenancy, dated May 26, 1970, and recorded May 27, 1970, as Document #21169296 in the Recorder's Office of Cook County, Ill.
- (3) Affidavit of Title by Minnie C. Erbs.
- (4) Bill of Sale from Minnie C. Erbs.

Your copies of closing statements were furnished you at the time of the closings. I trust that the enclosed statement for professional services is in proper order.

It has been a pleasure to have assisted you in this matter. As always, best wishes in your new home.

Cordially


JOHN F. MEISSNER, JR.

JFM/EW
enc.

JOHN F. MEISSNER, JR.
ATTORNEY AND COUNSELOR AT LAW
9040 WEST OGDEN AVENUE
BROOKFIELD, ILLINOIS 60513

June 16, 1970

Mr. & Mrs. Joseph I. Fieg,
4241 Claussen Avenue,
Western Springs, Ill. 60558

FOR PROFESSIONAL SERVICES

In Re: Representation of Seller in the sale of the \$30,000.00 residence at 307 North Ashland Avenue, La Grange Park, Illinois, to Timothy F. Banister and Wanda J. Banister, his wife; 3/23/70 Phone conf. with Client; examine contract; numerous telephone confs. with Client, Rich Port Realtors, and Buyers Lending Agency, Standard Federal Savings & Loan Association, to expedite closing of sale to precisely coincide with closing of Western Springs property; 5/19/70 Drafting of Warranty Deed in duplicate for "Torrens" Affidavit of Title, Bill of Sale, Dept. of Revenue ^{Recd} Estate Declaration; figure pro-rations, make all preparations for closing and draft closing statement; 5/25/70 closing of transaction at Rich Port offices in La Grange; Suggested Chicago Bar Association Minimum Fee:
\$325.00

In Re: Representation of Buyer in the purchase of \$28,000.00 residence at 4241 Claussen Ave., Western Springs, Ill. from Mrs. Minnie C. Erbs, a widow; examine contract; numerous phone confs. with seller's attorney, and with Rich Port Realtors to expedite; make preparation for closing, prechecking closing figures to assure smooth closing; 5/26/70 closing of transaction at Rich Port Offices in Western Springs; 5/27/70 Purchased revenue stamps and delivered Warranty Deed to Chicago Title & Trust Co. and ordered "Later Date" examination of title; 6/15/70 Received and examined new Chicago Title & Trust Co. Owner's Title Insurance No. 59-44-750,

Mr. & Mrs. Joseph I. Fieg:

June 16, 1970

dated May 27, 1970, insuring title of Joseph I. Fieg and Nell M. Fieg, his wife, as joint tenants in the amount of \$28,000.00.

Suggested Chicago Bar Association Minimum Fee:
\$300.00

Time devoted to both matters, twelve hours
at \$30.00 per hour \$360.00

For Reimbursement of costs and expenses
Chicago Title & Trust Co. "Later Date"
examination of title No. 59 44 750 20.00

Balance due - - - - - \$380.00

AMERICAN LAND TITLE ASSOCIATION OWNERS POLICY
STANDARD FORM A — CENTRAL REGION — 1962

CHICAGO TITLE AND TRUST COMPANY

a corporation of Illinois, herein called the Company, for a valuable consideration, hereby insures the party named in Schedule A, hereinafter called the Insured, the heirs, devisees, personal representatives of such Insured, or, if a corporation, its successors by dissolution, merger or consolidation, against loss or damage not exceeding the amount stated in Schedule A, together with costs, attorneys' fees and expenses which the Company may become obligated to pay as provided in the Conditions and Stipulations hereof, which the Insured shall sustain by reason of:

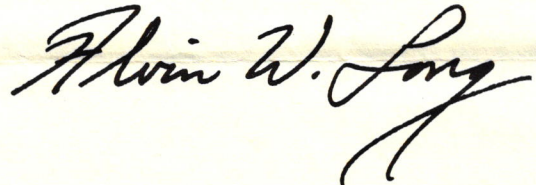
1. Any defect in or lien or encumbrance on the title to the estate or interest covered hereby in the land described or referred to in Schedule A, existing at the date hereof, not shown or referred to in Schedule B or excluded from coverage in Schedule B or in the Conditions and Stipulations; or
2. Lack of a right of access to and from the land;

all subject, however, to the provisions of Schedules A and B and to the Conditions and Stipulations hereto annexed; all as of the date of this policy.

In Witness Whereof, CHICAGO TITLE AND TRUST COMPANY has caused this policy to be signed and sealed as of the date of policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

CHICAGO TITLE AND TRUST COMPANY

By:



President.



ATTEST:



Secretary.

IMPORTANT

This policy necessarily relates solely to the title as of the date of the policy. In order that a purchaser of the real estate described herein may be insured against defects, liens or encumbrances, this policy should be reissued in the name of such purchaser.

SCHEDULE A

Number	Date of Policy	Amount of Policy
59-44-750	May 27, 1970	\$28,000.00

1. Name of Insured.

JOSEPH I. FIEG AND NELL M. FIEG, HIS WIFE, AS JOINT TENANTS

2. The estate or interest in the land described or referred to in this schedule covered by this policy is:

Fee Simple

3. Title to the estate or interest covered by this policy at the date hereof is vested in the Insured.

4. The land herein described is encumbered by the following mortgage or trust deed:

None

and the mortgages or trust deeds, if any, shown in Schedule B.

5. The land referred to in this policy is described as follows:

The North 50 feet of Lot 24 in Block 15 in Martin's Addition to Field Park being a Subdivision in the East 3/8 of the West half of Section 5, Township 38 North, Range 12 East of the Third Principal Meridian lying North of Chicago, Burlington and Quincy Railroad and of the East 783.13 feet of that part of South West quarter lying South of Center line of Naperville Road in Cook County, Illinois.

Permanent Tax No. 18-05-129-034

SCHEDULE B

This policy does not insure against loss or damage by reason of the encumbrance, if any, shown in Schedule A, which encumbrance is expressly made an exception forming part of this Schedule B, nor does it insure against loss or damage by reason of the following exceptions:

General Exceptions:

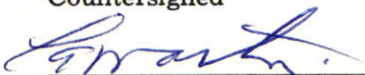
- (1) Rights or claims of parties in possession not shown by the public records.
- (2) Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
- (3) Easements, or claims of easements, not shown by the public records.
- (4) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (5) Taxes or special assessments which are not shown as existing liens by the public records.
- (6) Rights of dower, homestead or other marital rights of the spouse, if any, of any individual insured.

Special Exceptions (including the encumbrance, if any, shown in Schedule A):

1. Taxes for the years 1969 and 1970.

NOTE: 1970 taxes not delinquent before May 2, 1971.

Countersigned



Authorized Signatory

**MORE THAN A CENTURY
OF EXPERIENCE IN
PROPERTY PROTECTION**



**CAPITAL AND RESERVES
IN EXCESS OF
SIXTY MILLION DOLLARS**

111 WEST WASHINGTON STREET, CHICAGO, ILLINOIS 60602
120 E. Liberty Dr., Wheaton • 110 N. Ottawa St., Joliet • 15 S. County St., Waukegan
435 Hamilton Blvd., Peoria • 15 E. Washington, Belleville • 113 S. 3rd St., Geneva
108 N. Main St., Sycamore • 241 N. Main St., Edwardsville
*Regional Offices, Agents and Representatives serving every Illinois county.
Title insurance on property in other states through subsidiary companies.*

*American Land Title Association
Owners Policy
Standard Form A
Central Region — 1962*

**OWNERS
TITLE
INSURANCE
POLICY**

**CHICAGO
TITLE AND TRUST
COMPANY**

Warranty Deed

JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

ERBS

TO

FIEG



WARRANTY DÉED

Joint Tenancy Illinois Statutory

MAY 27 '70 3 01 PM 21 169 296

*21169296

(Individual to Individual)

(The Above Space For Recorder's Use Only)

5-9-44-750W

THE GRANTOR MRS. MINNIE C. ERBS, a widow and not remarried, whose address is 4241 Clausen Avenue

of the Village of Western Springs County of Cook State of Illinois
for and in consideration of TWENTY EIGHT THOUSAND (\$28,000) ----- DOLLARS.

CONVEY S and WARRANT S to JOSEPH I. FIEG and NELL M. FIEG, his wife,
whose address is 307 North Ashland Avenue

of the Village of LaGrange Pk County of Cook State of Illinois
not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the
County of Cook in the State of Illinois, to wit:

The North 50 feet of Lot 24 in Block 15 in Martin's Addition to Field Park being a Subdivision in the East 3/8 of the West 1/2 of Section 5, Township 38 North, Range 12 East of the Third Principal Meridian lying North of Chicago, Burlington and Quincy Railroad and of the East 783.13 feet of that part of South West 1/4 lying South of Center line of Naperville Road in Cook County, Illinois,

500



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

DATED this 26th day of May 19 70

Mrs. Minnie C. Erbs (Seal) _____ (Seal)

PLEASE PRINT OR TYPE NAME(S) MRS. MINNIE C. ERBS, a widow and not remarried

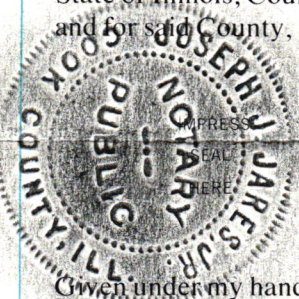
SIGNATURE(S) _____ (Seal) _____ (Seal)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MRS. MINNIE C. ERBS,
a widow and not remarried,

personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person,
and acknowledged that she signed, sealed and delivered the said instrument
as her free and voluntary act, for the uses and purposes therein set
forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26th day of May 19 70

Commission expires July 24 1973
Joseph J. James, Jr. NOTARY PUBLIC



AFFIX "RIDERS"

250

MAIL TO: { JOHN F. MEISSNER, JR.
(Name)
9040 W. OGDEN AVE.
(Address)
BROOKFIELD, ILL. 60513
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. 533

ADDRESS OF PROPERTY:
4241 CLAUSEN AVENUE
WESTERN SPRINGS, ILL.
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
JOSEPH I. FIEG
(Name)
4241 CLAUSEN AVE.
WESTERN SPRINGS, ILL.

DOCUMENT NUMBER
21 169 296

AFFIDAVIT OF TITLE,
Covenant and Warranty

TO

Lot 4241 CLAUSEN AVENUE

WESTERN SPRINGS, ILLINOIS

BY

MRS. MINNIE C. ERBS

Date MAY 26 19 70



STATE OF ILLINOIS }
COUNTY OF COOK } SS

The undersigned affiant, being first duly sworn, on oath says, and also covenants with and warrants to the grantee hereinafter named:

That affiant has an interest in the premises described below or in the proceeds thereof or is the grantor in the deed dated MAY 26, 1970, to JOSEPH I. FIEG and NELL M. FIEG,
his wife,
grantee, conveying the following described premises:

The North 50 feet of Lot 24 in Block 15 in Martin's Addition to Field Park being a Subdivision in the East 3/8 of the West 1/2 of Section 5, Township 38 North, Range 12 East of the Third Principal Meridian lying North of Chicago, Burlington and Quincy Railroad and of the East 783.13 feet of the part of South West 1/4 lying South of Center line of Naperville Road in Cook County, Illinois.

That no labor or material has been furnished for premises within the last four months, that is not fully paid for.

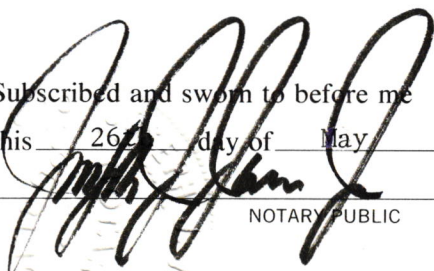
That since the title date of April 8, 1970, in the report on title issued by Chicago Title and Trust Company, affiant has not done or suffered to be done anything that could in any way affect the title to premises, and no proceedings have been filed by or against affiant, nor has any judgment or decree been rendered against affiant, nor is there any judgment note or other instrument that can result in a judgment or decree against affiant within five days from the date hereof.

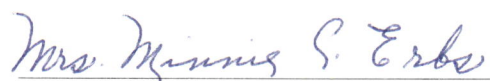
~~That the parties, if any, in possession of premises are bona fide tenants only, and have paid promptly and in full their rent to date, and are renting from ----- to -----; and not for any longer term, and have no other or further interest whatsoever in premises.~~

That all water taxes, except the current bill, have been paid, and that all the insurance policies assigned have been paid for.

That this instrument is made to induce, and in consideration of, the said grantee's consummation of the purchase of premises.

Affiant further states:

Subscribed and sworn to before me
this 26 day of May, 1970.

NOTARY PUBLIC


MRS. MINNIE C. ERBS (SEAL)

Seller, MRS. MINNIE C. ERBS, a widow and not remarried, whose address is
4241 Clausen Avenue, of Village of Western Springs, Illinois, in con-
sideration of TEN DOLLARS (\$10) ----- dollars, receipt whereof
is hereby acknowledged, does hereby sell, assign, transfer and set over to Buyer, JOSEPH I. FIEG and
NELL M. FIEG, his wife, of 307 North Ashland Avenue,
La Grange Park, Illinois, the following described personal property, to-wit:

All Draperies and Curtains, Stove and Refrigerator, as is and
shown. *Carpeting also included as shown.*



Seller hereby represents and warrants to Buyer that Seller is the absolute owner of said property,
that said property is free and clear of all liens, charges and encumbrances, and that Seller has full right, power
and authority to sell said personal property and to make this bill of sale. *All warranties of quality, fitness,
and merchantability are hereby excluded.*

If this bill of sale is signed by more than one person, all persons so signing shall be jointly and severally
bound hereby.

IN WITNESS WHEREOF, Seller has signed and sealed this bill of sale at Western Springs,
Illinois, this 26th day of May, 19 70.

Mrs. Minnie C. Erbs [SEAL]
MRS. MINNIE C. ERBS [SEAL]



CHICAGO TITLE AND TRUST COMPANY

111 WEST WASHINGTON STREET • CHICAGO, ILLINOIS 60602
AREA CODE 312 332-7700

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE AND TRUST COMPANY hereby commits to issue its policy or policies, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, under the terms of and subject to the provisions and Conditions and Stipulations contained in the "American Land Title Association Commitment - 1966" issued by the Company, which are incorporated herein by reference and made a part of this Commitment; all subject to the provisions of Schedules A and B below and to the General Exceptions contained in the policies issued pursuant to this Commitment.

NOTE: This Commitment shall not be valid or binding until signed by an authorized signatory.

SCHEDULE A

Number	Effective Date	Refer Inquiries To
59 44 750	APRIL 8, 1970	UNIT W EXT. 285, 281, 1109
1. Owners Policy to be issued:	ALTA - FORM A-1962	Amount: \$28,000.00
Proposed Insured:	JOSEPH I. FIEG AND NELL M. FIEG, HIS WIFE.	
Loan Policy to be issued:	NONE	Amount:
Proposed Insured:		

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:
MINNIE C. ERBS.

3. The land referred to in this Commitment is described as follows:
THE NORTH 50 FEET OF LOT 24 IN BLOCK 15 IN MARTINE'S ADDITION TO FIELD PARK BEING A SUBDIVISION IN THE EAST 3/8 OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF CHICAGO, BURLINGTON AND QUINCY RAILROAD AND OF THE EAST 783.13 FEET OF THAT PART OF SOUTH WEST 1/4 LYING SOUTH OF CENTER LINE OF NAPERVILLE ROAD IN COOK COUNTY, ILLINOIS

CHICAGO TITLE AND TRUST COMPANY

59-44-750

-3-

(3) TAXES (SEE ATTACHED SHEET)

THREE PAGES
PL
4/13/70
ORANGE

CHICAGO TITLE AND TRUST COMPANY


UNIT MANAGER

PERM TAX NO
18-05-129-034

PRIOR V/I
78/259

CUR VOL
076

I GENERAL TAXES FOR THE YEARS 1969 & 1970.

NB

IA NOTE: 1970 TAXES NOT DELINQUENT BEFORE MAY 2, 1971

NB

Deed in Trust

TO



55 104 13 MAIL US

27491856

DEED IN TRUST

(ILLINOIS)

MAR-28-85 03822 • 27491856 u A Rec

11.00

(The Above Space For Recorder's Use Only)

THE GRANTOR NELL M. FIEG, a widow not since remarried
of the County of Cook and State of Illinois, for and in consideration
of Ten and No/100 (\$10.00) ----- Dollars,
and other good and valuable considerations in hand paid, Convey and (WARRANT / QUIT CLAIM) *
unto Nell M. Fieg, 4241 Clausen, Western Springs, Illinois

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 21st day of MARCH,
1985 and known as Nell M. Fieg Declaration of Trust
Trust Number _____ (hereinafter referred to as "said trustee," regardless of the number
of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate
in the County of Cook and State of Illinois, to wit: The North 50 feet of Lot 24 in
Block 15 in Martin's Addition to Field Park being a Subdivision in the East 3/8
of the West 1/2 of Section 5, Township 38 North, Range 12 East of the Third
Principal Meridian lying North of Chicago, Burlington and Quincy Railroad and of
the East 783.13 feet of that part of South West 1/4 lying South of Center line of
Naperville Road in Cook County, Illinois.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein
and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or
any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said
property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or
without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such
successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to
mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from
time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any
period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases
upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions
thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and
options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present
or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant
easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant
to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other
considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from
the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part
thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any
purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have
been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or
privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other
instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying
upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust
created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument
was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement
or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and
empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance
is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully
vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only
in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby
declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said
real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register
or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limita-
tions," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any
and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 21st
day of MARCH, 1985.

(SEAL) Nell M. Fieg (SEAL)

(SEAL) (SEAL)
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State afore-
said, DO HEREBY CERTIFY that Nell M. Fieg, a widow not since
remarried
personally known to me to be the same person whose name is subscribed
to the foregoing instrument, appeared before me this day in person, and acknowledged

that she signed, sealed and delivered the said instrument as her free and
voluntary act, for the uses and purposes therein set forth, including the release and
waiver of the right of homestead.

Given under my hand and official seal, this 21st day of MARCH 1985

Commission expires May 12 1985 _____
NOTARY PUBLIC

This instrument was prepared by Charles M. Jardine, Attorney at Law
106 West Burlington, LaGrange, (NAME AND ADDRESS) Illinois 60525

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: { _____ (Name)
_____ (Address)
_____ (City, State and Zip)

ADDRESS OF PROPERTY:
4241 Clausen Avenue
Western Springs, Illinois
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Grantee (Name)

OR RECORDER'S OFFICE BOX NO. _____ (Address)

AFFIX "RIDERS" OR REVENUE STAMPS HERE

Exempt under Real Estate Transfer Tax Act Ch. 4
Par. _____ & Cook County Ord. _____

Date 3/25/85 Sign. _____

DOCUMENT NUMBER

27491856

28 MAR 85 10:22